

Current Report No. 88 / 2021

Report Date: 6 December 2021

Issuer's Name: Ronson Development SE

**Subject: Amendment of significant preliminary agreement of purchase of plot**

In reference to the current report no. 6 / 2021 dated 29 January 2021 (“**CR 6/2021**”), regarding conclusion of the preliminary agreement for the acquisition of the perpetual usufruct right of the real property located in Warsaw, Ursus district (the “**Property**”) (the “**Preliminary Agreement**”), the management board of Ronson Development SE (the “**Issuer**”), hereby announces that today, i.e. on 6 December 2021, the Issuer's subsidiary, Ronson Development spółka z o.o. – Projekt 7 sp. k. (the “**Company**”), entered into an annex to the Preliminary Agreement, based on which:

- The price for the property was set at PLN 140,000,000 net, irrespective of the usable area that could be built on the Property (“**PUM**”),
- The possibility of withdrawing from the Preliminary Agreement referred to in RB 6/2021 was limited to a situation in which PUM will be lower than 70 thousand m<sup>2</sup>, and by granting this right only to the Company.

At the same time, the Issuer informs that according to its present evaluation it shall be feasible to construct on the Property a complex of multi-family residential buildings with underground car parks, commercial areas on the ground floors and the necessary infrastructure with a total PUM of approx. 80 thousand m<sup>2</sup>.

The remaining material provisions of the Preliminary Agreement did not change.

Legal basis: Article 17 section 1 of the Regulation (EU) No 596/2014 of the European Parliament and of the Council of 16 April 2014 on market abuse (the market abuse regulation) and repealing Directive 2003/6/EC of the European Parliament and of the Council and Commission Directives 2003/124/EC, 2003/125/EC and 2004/72/EC.